

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

3 SHERINGA COURT MORNINGTON VIC 3931

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$620,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

Other

Suburb

Mornington

Period-from

01 Aug 2022

to

31 Jul 2023

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

2 SHERINGA COURT MORNINGTON VIC 3931	\$660,000	02-Aug-23
12 WARUKA COURT MORNINGTON VIC 3931	\$650,000	20-May-23
27 HARDY STREET MORNINGTON VIC 3931	\$675,000	09-May-23

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 14 August 2023



**2 SHERINGA COURT MORNINGTON** Sold Price  
VIC 3931

 3  1  2

<sup>RS</sup> **\$660,000** Sold Date **02-Aug-23**

Distance **0.06km**



**12 WARUKA COURT MORNINGTON** Sold Price  
VIC 3931

 3  1  1

<sup>RS</sup> **\$650,000** Sold Date **20-May-23**

Distance **0.27km**



**27 HARDY STREET MORNINGTON** Sold Price  
VIC 3931

 2  1  2

**\$675,000** Sold Date **09-May-23**

Distance **0.12km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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